

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/
(954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan Application: SP 12-6-05/06-20/Royal Davie/Generally located on the west side of the 55th block of Davie Road, between Stirling Road and Griffin Road.

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SP 12-6-05/06-20/Royal Davie

REPORT IN BRIEF: The proposed site plan consists of 19 single-family residential dwellings. The subject site is 9.84 acres (428,630.40 sq. ft.) gross area, and 8.98 acres (391,168.80 sq. ft.) net area in size and is located on the west side of the 55th block of Davie Road, between Stirling Road and Griffin Road. The future land use map designation consists of Special Classification Residential 2 DU/Acre and Residential Office. Adjacent future land use plan map designations consist of Special Classification Residential 2 DU/Acre and Residential Office to the north; Residential 3 DU/Acre to the south; Residential 1 DU/Acre to the east; and Residential Office to the west. Additionally, the subject site is adjacent to the zoning designations CF, Community Facility to the north and east; R-3, Low Density Dwelling District to the south; and R-1, Low Density Dwelling District to the west.

The proposed vehicular access into the subject site is via a two-way, 40 foot wide, public right-of-way from Davie Road. The proposed right-of-way depicts pavers speed tables as traffic calming devices. Individual driveways are proposed for each single-family dwelling. Parking will meet Land Development Code requirements (two parking spaces per unit).

The architecture of the proposed four (4) models, two (2) one-story, and two (2) two-story. The design is of contemporary style, with hip roof line, arched windows, stucco finish, decorative molding, smooth stucco decorative bandings, and "S" tile. The proposed models are specific located within the lots depending of the size and

configuration. Fifteen (15) out of the nineteen (19) proposed models, show pools at the rear of the property, and the other four (4) models show docks at the lake.

The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and R-3, Low Density Dwelling District. The landscape plan indicates Live Oak, Gumbo Limbo, Silver Buttonwood and Sabal Palmetto/Cabbage Palm along the landscape buffer, as well as along the public right-of-way. Additionally, the petitioner has worked with staff to preserve the largest and most significant Historic Oak tree (approximately 75+ years old).

The proposed site plan meets the requirements of Land Development Code by providing the required minimum lot sizes, setbacks, buffers, and open space.

The petitioner obtained approval from Central Broward Water Control District (CBWCD) on March 28, 2007. Approved site plans must have CBWCD approval stamp prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the November 14, 2007 Planning and Zoning Board meeting, Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to 1) the staff report; 2) that the landscape plans be revised subject to the input given during the Site Plan Committee's review and that the plans need staff's approval and be brought back to the Committee in order to show the revisions, and note – this was not intended to stop the applicant from proceeding through the process; 3) on the plans, make LP-2 sewer line match SP-1 which is the correct depiction; 4) change 90 Green Island Ficus to Gold Mound at the cul-de-sac; 5) lots 1 and 19, there will be no driveway cut off to the street until 70-feet from the east property lines; and 6) SP-1, delete entry fountain and add stone or natural material features to the entry walls and add a cap feature on the main wall section. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

Contingent upon approval of the following applications:

- a. Rezoning Application (*ZB 12-1-05*), *Royal Davie*
- b. Plat Application (*P 12-3-05*), *Royal Davie*

Attachment(s): Planning Report, Site Plan

Exhibit “A”

Application: SP 12-6-05/06-20/Royal Davie

Original Report Date: 11/01/07

Revision(s):

11/14/07

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Royal Davie Investments LLC

Address: 9240 SW 72nd Street, Suite 216

City: Miami, Florida 33173

Phone: (305) 588-6120

Background Information

Application Request: The petitioner requests site plan approval for a residential project consisting of nineteen (19) single family dwellings

Address: 5509 SW 64th Avenue (Davie Road)

Location: Generally located on the west side of the 55th block of Davie Road, between Stirling Road and Griffin Road

Future Land

Use Plan Map: Special Classification Residential 2 DU/Acre and Residential Office

Existing Zoning(s): A-1, Agricultural District/RO, Residential Office

Proposed Zoning(s): R-3, Low Density Dwelling District

Existing Use(s): Vacant

Gross/Net Parcel Size: 9.84 acres (428,630.40 sq. ft.) / 8.98 acres (391,168.80 sq. ft.)

Proposed Use(s): nineteen (19) single family dwellings

Proposed Density: 1.93 DU/AC

Surrounding Use(s):

North: Summit Questa School
Residential

Surrounding Land

Use Plan Map

Designation(s):

Special Classification

		2 DU/Acre and	
		Residential Office	
South:	Residential Development	Residential	3
DU/Acre			
East:	Residential Development	Residential	1
DU/Acre			
West:	Davie Road/Recovery Center	Residential Office	

Surrounding Zoning(s):

North:	CF, Community Facility
South:	R-3, Low Density Dwelling District
East:	CF, Community Facility
West:	R-1, Low Density Dwelling District

Zoning History

Related zoning history:

Records indicate that the existing Future Land Use Plan Map designation were in place at the time of annexation.

Previous requests on same property: n/a

Concurrent Request(s) on same property:

Rezoning Application (ZB 12-1-05), requesting approval to rezone the property from A-1, Agricultural District and RO, Residential Office to R-3, Low Density Dwelling District

Plat Application (P 12-3-05), requesting approval of the plat known as “Royal Davie”.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code. The subject development project has been reviewed based on the concurrent rezoning request of R-3, Low Density Dwelling District.

Land Development Code (Section 12-24 (I)(3)), the R-3, Low Density Dwelling District is intended to implement the three (3) dwelling units per acre residential classification of the Town of Davie Future land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for low density dwelling districts in the town.

Land Development Code (Section 12-81A), Conventional Single-Family Development Standards for R-3, Low Density Dwelling District, minimum lot area 12,000 sq. ft., minimum lot frontage 100 feet, maximum height is 35 feet, maximum building ratio is 40%, minimum front setback 30 feet, side setback 15 feet, and rear setback 25 feet.

Land Development Code, (Section 12-33(L)(1)(a)), Excavation is Prohibited; Exception, It shall be unlawful to remove any material, including sand, gravel, rock or topsoil, from the premised except surplus not required for grading of the premise. Such surplus materials

in excess of two hundred fifty (250) cubic yards may be removed from the premises only after the issuance of a special permit has been approved by the Town Council.

Land Development Code, (Section 12-373), Expiration of Site Plans, All site plans approved pursuant to this section shall expire eighteen (18) months from the date of approval, which expiration shall automatically occur without further notice to the applicant for whom said plan was approved unless a Town of Davie construction permit is secured and maintained pursuant to the date town council approved the site plan.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is 9.84 acres (428,630.40 sq. ft.) gross area, and 8.98 acres (391,168.80 sq. ft.) net area in size and is located on the west side of the 55th block of Davie Road, between Stirling Road and Griffin Road. Adjacent future land use plan map designations consist of Special Classification Residential 2 DU/Acre and Residential Office to the north; Residential 3 DU/Acre to the south; Residential 1 DU/Acre to the east; and Residential Office to the west. Additionally, the subject site is adjacent to the zoning designations CF, Community Facility to the north and east; R-3, Low Density Dwelling District to the south; and R-1, Low Density Dwelling District to the west.

The proposed site plan consists of 19 single-family residential dwellings. All lots are aligned up fronting a 40 foot public right-of-way located towards the middle of the property, finishing in a roundabout with a gazebo at the center. The

proposed site plan meets the requirements of Land Development Code by providing the required minimum lot sizes, setbacks, buffers, and open space.

2. *Architecture:* The architecture of the proposed four (4) models, two (2) one-story, and two (2) two-story. The design is of contemporary style, with hip roof line, arched windows, stucco finish, decorative molding, smooth stucco decorative bandings, and “S” tile. The proposed models are specific located within the lots depending of the size and configuration. Fifteen (15) out of the nineteen (19) proposed models, show pools at the rear of the property and the other four (4) models show docks at the lake.
3. *Access and Parking:* The proposed vehicular access into the subject site is via a two-way, 40 foot wide, public right-of-way from Davie Road. The proposed right-of-way depicts pavers speed tables as traffic calming devices. Individual driveways are proposed for each single-family dwelling. Parking will meet Land Development Code requirements (two parking spaces per unit).
4. *Lighting:* The petitioner proposes street lighting fixtures facing the proposed public right-of way and roundabout. The proposed street light detail depicts 16 foot height acorn style Sternberg fixtures. The lighting design meets Land Development Code requirements.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The petitioner’s proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and R-3, Low Density Dwelling District. The landscape plan indicates Live Oak, Gumbo Limbo, Silver Buttonwood and Sabal Palmetto/Cabbage Palm along the landscape buffer, as well as along the public right-of-way. Additionally, the petitioner has worked with staff to preserve the largest and most significant Historic Oak tree (approximately 75+ years old).
7. *Drainage:* The petitioner obtained approval from Central Broward Water Control District (CBWCD) on March 28, 2007. Approved site plans must have CBWCD approval stamp prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
8. *Trails:* Driftwood Park Trail is located along Davie Road adjacent to the subject site. This recreational trail will accommodate leisure activities to and from the subject site. Additionally, the recreational trail will also allow pedestrians to access numerous Davie parks and other trails.
9. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule in this site plan application.

10. *Local Concurrency*: As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire. The applicant has obtained concurrency from Solid Waste. All other concurrency determinations must be obtained prior to applying to a building permit.
11. *Compatibility*: The proposed nineteen (19) units residential development can be considered compatible with both existing and allowable uses and properties along Davie Road.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. As per § 12-33 (7) (C), pools may extend into the required rear yard by no more than fifty (50) percent of the required rear setback, but shall maintain a minimum ten (10) foot separation from the unenclosed or screen enclosure pool to the rear property line.
2. As per § 12-33 (8) review code section regarding fence enclosure and provide appropriate fence surrounding proposed pools.
3. Staff requests that the internal access road be dedicated as public Town right-of-way. Modify note indicating “public R-O-W”.
4. Staff recommends providing a wider area of decorative (i.e. pavers) crosswalks at the entrance point of the development and connect interior pavers crossings to walkways
5. Relocate lift station closer to the south or north property lines.
6. Staff requests the preservation of original tree canopy (i.e. Live Oaks) as much as possible in accordance with your site design. Your landscape plans do not denote any tree preservation, clarify.

Landscaping:

1. There should be no “appraised credit” as shown on MIT-2.
2. Mitigation plans for trees 1-4 do not match on MIT-2 and the recent trees list from 9/14/07.
3. Trees 1, 3, and 9 should either be relocated or replaced with the same diameter new trees. (7”, 6” and 4”)
4. Calculations for the scenic corridor are not correct. Requires 4 sub-canopy trees for every 100 linear feet, and 3 additional trees per each 8,000 sq. feet.
5. There should be no planting underneath the existing oak # 14.
6. Pygmy Date Palms do not count towards the total tree count. They are too small to be considered trees.
7. The Slash Pines on the buffer should be a minimum of 14 feet tall.
8. Oak trees on model D will need to be adjusted further apart. Should be 20 foot separation.
9. Please add a note that all invasive exotics will be removed from the site.
10. It appears that there is a utility easement running very close to the existing oak trunk (tree #14). There should be no trenching closer than within 12 feet of the trunk. If necessary, a tunnel can be utilized. Please add a large note on LP-2 that the Town Of Davie must be contacted prior to tunneling/trenching for the piping to inspect and approve the method. The tree protection barrier must also remain in place at all times or tree abuse penalties may be applied.
11. Please add a large note on the typical model indicating that the 10 smaller lots must have a minimum of 11 shade trees, and the 9 larger lots must have 12 shade trees. This is in addition to the 3-4 required street trees. Since this is not very practical we strongly suggest planting trees around the perimeter of the development in an easement dedicated to the trees. This may only be possible on the south perimeter to due other easements. ***This comment has not been addressed.***

Engineering Division:

1. Provide 5 foot wide concrete sidewalk on both sides of private roadway. Proposed sidewalk is only 4 foot wide.
2. Provide minimum 50 foot road right-of-way. Revise site plan and cross section detail “E-E”.
3. Provide traffic control plan including stop sign, stop bar, stripping and markings.
4. Provide an additional 30 foot road right-of-way adjacent to Davie Road to match parcel to the south of property.
5. Provide 10 foot utility easement along the new road right-of-way of Davie Road.
6. Construct a southbound right turn lane from Davie Road onto proposed private roadway.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town’s development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on February 27, 2006 and March 6, 2006. Attached is the petitioner’s Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the R-3, Low Density Dwelling District. The propose site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The residential project will be compatible with both the Comprehensive Plan and Future Land Use Plan Map designation of Special Classification Residential 2 DU/Acre and Residential Office.

Findings of Fact

Staff finds that the site plan complies with the general purpose of the proposed R-3, Low Density Dwelling District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with the uses and properties located along Davie Road.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

2. Contingent upon approval of the following applications:
 - a. Rezoning Application (*ZB 12-1-05*), *Royal Davie*
 - b. Plat Application (*P 12-3-05*), *Royal Davie*

Site Plan Committee Recommendation

Mr. Breslau made a motion, seconded by Vice-Chair Engel, to approve subject to 1) the staff report; 2) that the landscape plans be revised subject to the input given during the Site Plan Committee's review and that the plans need staff's approval and be brought back to the Committee in order to show the revisions, and note – this was not intended to stop the applicant from proceeding through the process; 3) on the plans, make LP-2 sewer line match SP-1 which is the correct depiction; 4) change 90 Green Island Ficus to Gold Mound at the cul-de-sac; 5) lots 1 and 19, there will be no driveway cut off to the street until 70-feet from the east property lines; and 6) SP-1, delete entry fountain and add stone or natural material features to the entry walls and add a cap feature on the main wall section. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – yes. **(Motion carried 5-0)**

Town Council Action

Exhibits

1. Mail-out Map
2. Mail-out
3. Public Participation Notice
4. Public Participation Sign-in Sheets
5. Public Correspondence

6. Public Participation Summary/Report
 7. Future Land Use Plan Map
 8. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\SP Site Plan\SP_05\SP 12-6-05 Royal Davie

Exhibit 1 (Mail-out Map)

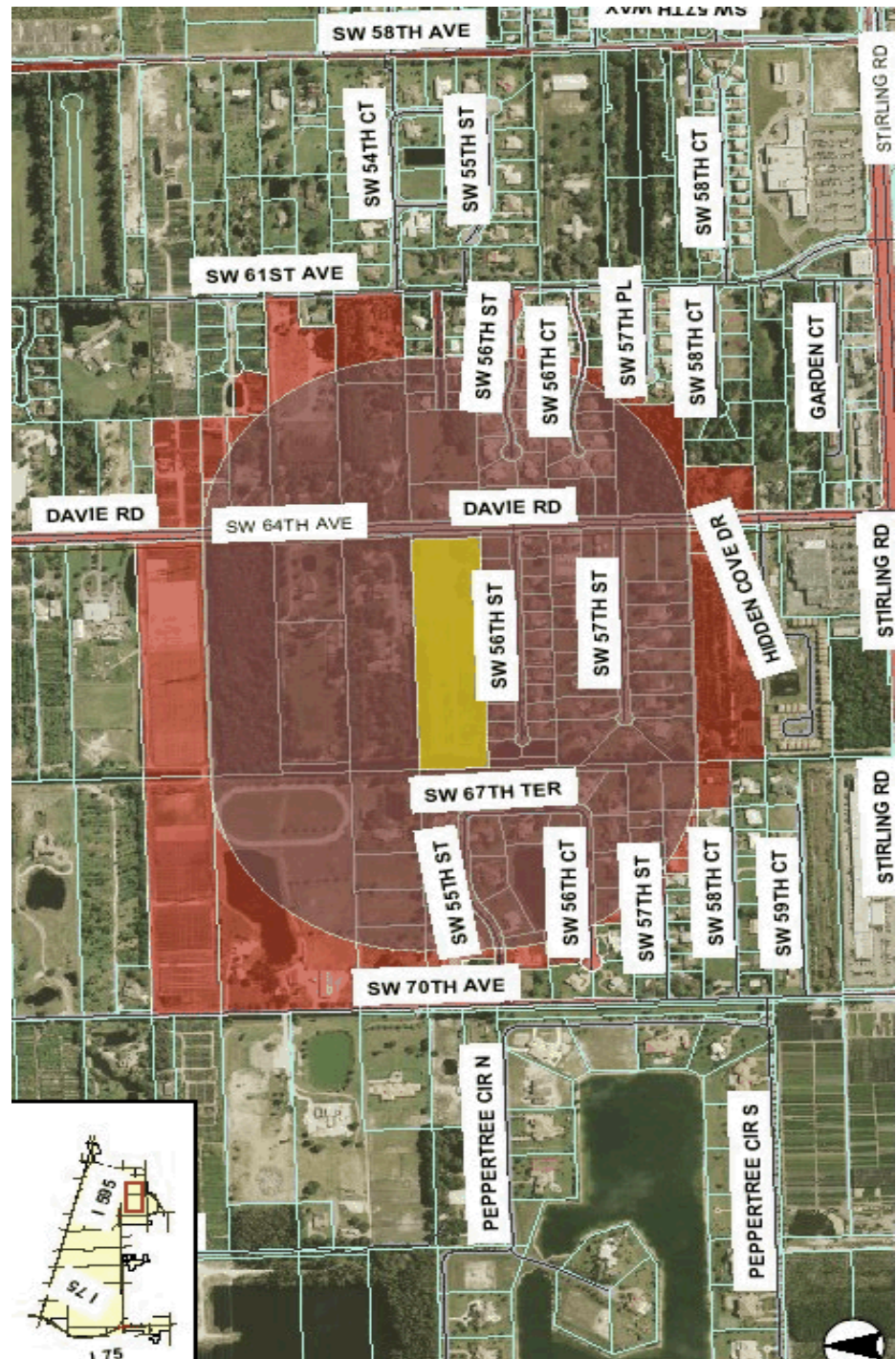


Exhibit 2 (*Mail-out*)

ZB 12105, SP 12605, P 12305
Current Occupant
5651 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5360 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5400 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5451 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5500 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6110 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6155 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6201 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6202 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6203 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6204 SW 55 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6311 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6721 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6740 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6741 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6820 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6821 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6840 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6240 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6241 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6280 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6281 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6300 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6301 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6720 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6740 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6740 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6751 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6820 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6821 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6840 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6901 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6190 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6450 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6451 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6470 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6471 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6500 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6501 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6530 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6531 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6550 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6551 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6570 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6571 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6590 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6591 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6600 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6601 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6620 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6621 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6640 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6410 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6411 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6420 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6421 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6510 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5511 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5520 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6521 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5401 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5451 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5453 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5455 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5475 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5485 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5500 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5540 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5575 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5651 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5655 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5500 SW 67 TER
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5600 SW 67 TER
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5601 SW 67 TER
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5650 SW 67 TER
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5500 SW 70 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5500 SW 70 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5510 SW 70 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5540 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6740 SW 55 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6890 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5555 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5655 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6622 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6340 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5465 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6250 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6245 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6215 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6200 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6185 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6310 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6220 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6305 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6280 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6341 SW 56 CT
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6275 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5550 SW 67 TER
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5430 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6165 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5600 SW 64 AVE
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6401 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6431 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6641 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6430 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6400 SW 56 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
6755 SW 57 ST
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5725 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5650 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5410 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
5390 DAVIE RD
Davie, FL 33314

ZB 12105, SP 12605, P 12305
Current Occupant
8564 SW 16 CT
Davie, FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
ACCETTURO,ANDREW H JR &
DEBORAH
6840 SW 56 CT
DAVIE FL 33314-7131

ZB 12-1-05, SP 12-6-05, P 12-3-05
ALBELO,GABRIEL & PATRICIA
6201 SW 55 CT
DAVIE FL 33314-6106

ZB 12-1-05, SP 12-6-05, P 12-3-05
ALLEN,GEORGE
1120 N DOUGLAS RD
DAVIE FL 33024-4761

ZB 12-1-05, SP 12-6-05, P 12-3-05
AMATULLI-BOONE,DANIELLE &
BOONE,MICHAEL P
6591 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
ANCATEU,IOAN & MARIOARA
6280 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
BABYAK,JOSHUA & CARRIE
5510 SW 70 AVE
DAVIE FL 33314-5800

ZB 12-1-05, SP 12-6-05, P 12-3-05
BALMA,JACQUELINE REV TR
6590 SW 56 ST
DAVIE FL 33314-7102

ZB 12-1-05, SP 12-6-05, P 12-3-05
BARTLETT,GEORGE & PATRICIA M
6611 SW 57TH ST
DAVIE FL 33314-7134

ZB 12-1-05, SP 12-6-05, P 12-3-05
BISHOP KARDAS MEMORIAL HOME
INC
5401 SW 64TH AVE
DAVIE FL 33314-6003

ZB 12-1-05, SP 12-6-05, P 12-3-05
BOHL,MELISSA
6190 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
BREEN,ROBERT J & SALLY M
6740 SW 55TH ST
DAVIE FL 33314-6009

ZB 12-1-05, SP 12-6-05, P 12-3-05
CALDER FARMS HOME OWNERS
ASSN
% ARTHUR POLLIO
6741 SW 55 ST
DAVIE FL 33314-7019

ZB 12-1-05, SP 12-6-05, P 12-3-05
CALDER FARMS HOMEOWNERS ASSOC
% DON TRUESDEL
6920 SW 55 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
CAMPBELL,JOANNE
CAMPBELL,RANDOLPH L
6471 SW 56 ST
DAVIE FL 33314-7132

ZB 12-1-05, SP 12-6-05, P 12-3-05
CARRIER,LEO D & VALENTINE P
6450 SW 56TH ST
DAVIE FL 33314-7131

ZB 12-1-05, SP 12-6-05, P 12-3-05
CASANELLO,RICHARD &
ELIZABETH M
5650 SW 67 TER
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
CENTRAL BROWARD WATER CONTROL
DISTRICT
8020 STIRLING ROAD
HOLLYWOOD FL 33024

ZB 12-1-05, SP 12-6-05, P 12-3-05
CESSARIO,ROBERT &
CESSARIO,STEPHANIE
6202 SW 55 CT
DAVIE FL 33314-6103

ZB 12-1-05, SP 12-6-05, P 12-3-05
CHANCE,DENNIS & MARLENE C
6610 SW 57TH ST
DAVIE FL 33314-7133

ZB 12-1-05, SP 12-6-05, P 12-3-05
CHERRY,JOHN ANTHONY
6221 SW 57 PL
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
CIEDI,OSVALDO
5400 DAVIE ROAD
DAVIE FL 33314-6004

ZB 12-1-05, SP 12-6-05, P 12-3-05
CLAUSS,ROBERT & CINDY
5800 SW 110 AVE
DAVIE FL 33328-6308

ZB 12-1-05, SP 12-6-05, P 12-3-05
CLAYTON,WILLIAM HARRISON TR
6651 SW 57 ST
DAVIE FL 33314-7134

ZB 12-1-05, SP 12-6-05, P 12-3-05
CLEMENZA,LOUISA
6451 SW 56TH ST
DAVIE FL 33314-7132

ZB 12-1-05, SP 12-6-05, P 12-3-05
CONRAD,NEAL A & CLARA NELL
6620 SW 57TH ST
DAVIE FL 33314-7133

ZB 12-1-05, SP 12-6-05, P 12-3-05
COTTON,PATRICIA F
6190 SW 56TH CT
DAVIE FL 33314-7213

ZB 12-1-05, SP 12-6-05, P 12-3-05
DAVIE RECOVERY CENTER LLC
5540 SW 64 AVE
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
DEBELLAS,JOSEPH REV TR
6051 N OCEAN DRIVE #1004
HOLLYWOOD FL 33019

ZB 12-1-05, SP 12-6-05, P 12-3-05
DICK,RICHARD L &
MAHER,PATSY A
511 BERNARD AVE
GREENSBORO MD 21639-1440

ZB 12-1-05, SP 12-6-05, P 12-3-05
DOSTER,GREGORY & S B
DOSTER,CYNTHIA J
6160 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
EAST HOME OF DAVIE LC
5655 SW 64 AVE
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
FIFER,RICHARD G
6701 SW 57 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
FRAGA,MARIA L
6215 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
GHIZDAVU,MARIANA
707 DIPLOMAT PKWY
HALLANDALE BEACH FL 33009

ZB 12-1-05, SP 12-6-05, P 12-3-05
GONZALEZ,NECTALIER & BETTY
5550 SW 67 TER
DAVIE FL 33314-6007

ZB 12-1-05, SP 12-6-05, P 12-3-05
HAYES,N J & BETTY J
6470 SW 56TH ST
DAVIE FL 33314-7131

ZB 12-1-05, SP 12-6-05, P 12-3-05
JACOB,THOMAS & VERONICA
5500 SW 70 AVE
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
JOSEPH HARTIGAN & ASSOC
17021 W DIXIE HWY
NORTH MIAMI BEACH FL 33160-3764

ZB 12-1-05, SP 12-6-05, P 12-3-05
KAPLAN,GARY M & VIVIAN
6721 SW 55TH ST
DAVIE FL 33314-6010

ZB 12-1-05, SP 12-6-05, P 12-3-05
KHAVANIN,GHASEM
13420 SW 36 CT
DAVIE FL 33330

ZB 12-1-05, SP 12-6-05, P 12-3-05
ESLAVA,BRIGITTE
GODINEZ,JORGE LUIS
6921 SW 56 CT
DAVIE FL 33314-7019

ZB 12-1-05, SP 12-6-05, P 12-3-05
FLA POWER & LIGHT CO
ATTN:CORPORATE TAX (CTX)
PO BOX 14000
JUNO BEACH FL 33408-0420

ZB 12-1-05, SP 12-6-05, P 12-3-05
GABBARD,STEVEN DALE &
GABBARD,PAMELA JANE
732 WESTERN RESERVE RD
CRESCENT SPRINGS KY 41017

ZB 12-1-05, SP 12-6-05, P 12-3-05
GILL,HULLY R
GILL,SHARON J
4900 SW 64 AVE
DAVIE FL 33314-5203

ZB 12-1-05, SP 12-6-05, P 12-3-05
HAGGARD,MELVIN SR & HELEN
25 5 ST
OKEECHOBEE FL 34974

ZB 12-1-05, SP 12-6-05, P 12-3-05
HEYDER,KENNETH & SUSAN A
6510 SW 57TH ST
DAVIE FL 33314-7108

ZB 12-1-05, SP 12-6-05, P 12-3-05
JEDCO
5451 SW 64 AVE
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
JULIAN,THERESA M
6501 SW 56TH ST
DAVIE FL 33314-7101

ZB 12-1-05, SP 12-6-05, P 12-3-05
KELLY,ROBERT B JR
6570 SW 56 ST
DAVIE FL 33314-7102

ZB 12-1-05, SP 12-6-05, P 12-3-05
KULLMAN,JARED & LINNIE
6411 SW 57TH ST
DAVIE FL 33314-7105

ZB 12-1-05, SP 12-6-05, P 12-3-05
FIFER,RICHARD G
4500 SW 42ND TER
DAVIE FL 33314-4714

ZB 12-1-05, SP 12-6-05, P 12-3-05
FORTUNE CENTER
2320 HOLLYWOOD BLVD
HOLLYWOOD FL 33020

ZB 12-1-05, SP 12-6-05, P 12-3-05
GARTHWAIT,MERRILL
6203 SW 55 CT
DAVIE FL 33314-6106

ZB 12-1-05, SP 12-6-05, P 12-3-05
GOLDEN,GARY L & LEILA O
6521 SW 57TH ST
DAVIE FL 33314-7107

ZB 12-1-05, SP 12-6-05, P 12-3-05
HARVEY,INGRID SHANNON
6281 SW 56 CT
DAVIE FL 33314-7214

ZB 12-1-05, SP 12-6-05, P 12-3-05
HOLMES,RANDALL L
HOLMES,CRAIG R
6511 SW 57TH ST
DAVIE FL 33314-7107

ZB 12-1-05, SP 12-6-05, P 12-3-05
JOHNSON,MARK K & LISETTE B
6920 SW 55 ST
DAVIE FL 33314-6013

ZB 12-1-05, SP 12-6-05, P 12-3-05
KALPANA,AGRAWAL &
KALPANA INVEST OF FLORIDA LLC
2611 FOXFIRE W
FINDLAY OH 45840

ZB 12-1-05, SP 12-6-05, P 12-3-05
KHAN,MOONEER &
MOHAMED-KHAN,ZALEEMA
3801 EASTLAKE ESTATES DR
DAVIE FL 33328

ZB 12-1-05, SP 12-6-05, P 12-3-05
KURLAND,SHELDON C & ROSALIND
6901 SW 56 CT
DAVIE FL 33314-7019

ZB 12-1-05, SP 12-6-05, P 12-3-05
LA SALA, DAVID J
6204 SW 55TH CT
DAVIE FL 33314-6103

ZB 12-1-05, SP 12-6-05, P 12-3-05
LEGAULT-BARFIELD, NANCY TRSTEE
NANCY LEGAULT-BARFIELD LIV TR
5601 SW 67 TER
DAVIE FL 33314-7016

ZB 12-1-05, SP 12-6-05, P 12-3-05
LYONS, MICHELLE D
6550 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
MARTINEZ, RAUL
MARTINEZ, DAMARYS
6301 SW 56 CT
DAVIE FL 33328

ZB 12-1-05, SP 12-6-05, P 12-3-05
MENDEZ, MIRIAM
MENDEZ, ORESTES JESUS JR
6300 SW 56 CT
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
MINEO, PETER JR & DIANE
6820 SW 55 ST
DAVIE FL 33314-6011

ZB 12-1-05, SP 12-6-05, P 12-3-05
NAZARI, KOUROSH
NAZARI, KAMRAN
6340 SW 56 CT
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
NORTH, WARREN J & PATRICIA R TRS
5575 SW 64TH AVE
DAVIE FL 33314-6005

ZB 12-1-05, SP 12-6-05, P 12-3-05
PARISI, JOSEPH
HAKIM, JANET
6155 SW 55 CT
DAVIE FL 33314-6104

ZB 12-1-05, SP 12-6-05, P 12-3-05
POULOS, EVANGELOS & MELINDA
5400 SW 70TH AVE
DAVIE FL 33314-5803

ZB 12-1-05, SP 12-6-05, P 12-3-05
LANE, BERNY TR
BERNY LANE DECL OF TRUST
6105 SW 55TH CT
DAVIE FL 33314-6104

ZB 12-1-05, SP 12-6-05, P 12-3-05
LEVITT, MARK
6740 SW 56TH CT
DAVIE FL 33314-7017

ZB 12-1-05, SP 12-6-05, P 12-3-05
MARINEL SAY ESTATES LLC
1925 BRICKELL AVE D-506
MIAMI FL 33129-1713

ZB 12-1-05, SP 12-6-05, P 12-3-05
MASTALERZ, WALTER S
6551 SW 56TH ST
DAVIE FL 33314-7101

ZB 12-1-05, SP 12-6-05, P 12-3-05
MHEISEN, ISSA &
MHEISEN, JAMILA
6621 SW 57TH ST
DAVIE FL 33314-7134

ZB 12-1-05, SP 12-6-05, P 12-3-05
MINKOFF, RONALD &
KUHN, KRISTYN
6201 SW 56 CT
DAVIE FL 33314-7214

ZB 12-1-05, SP 12-6-05, P 12-3-05
NODARSE, PASTOR JR & ISABEL
6110 SW 55TH CT
DAVIE FL 33314-6105

ZB 12-1-05, SP 12-6-05, P 12-3-05
OKUN, VLADIMIR & ASYA
6250 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
POLLIO, MICHELLE E
1137 S UNIVERSITY DR
DAVIE FL 33324

ZB 12-1-05, SP 12-6-05, P 12-3-05
QUIMBY, DALE P & CHRISTINE R
6720 SW 56TH CT
DAVIE FL 33314-7017

ZB 12-1-05, SP 12-6-05, P 12-3-05
LANTZ, RAYMOND A & DEANNA
6820 SW 56TH CT
DAVIE FL 33314-7002

ZB 12-1-05, SP 12-6-05, P 12-3-05
LEVY, SALVADOR J & NORMA
5500 SW 67 TER
DAVIE FL 33314-6007

ZB 12-1-05, SP 12-6-05, P 12-3-05
MARTA, FLORIAN & MONICA D
6275 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
MC DONALD, J C & JULIANN
6941 SW 57TH ST
DAVIE FL 33314-7000

ZB 12-1-05, SP 12-6-05, P 12-3-05
MILLER, CHARLES DAVIS & DIANE A
6601 SW 56TH ST
DAVIE FL 33314-7104

ZB 12-1-05, SP 12-6-05, P 12-3-05
NAGIB, MUAYASSAR
6421 SW 57 ST
DAVIE FL 33314-7105

ZB 12-1-05, SP 12-6-05, P 12-3-05
NORTH, PATRICIA R TRS
5575 SW 64TH AVE
DAVIE FL 33314-6005

ZB 12-1-05, SP 12-6-05, P 12-3-05
ORTIZ, LUIS A & PATRICIA
6821 SW 56 CT
DAVIE FL 33314-7003

ZB 12-1-05, SP 12-6-05, P 12-3-05
POLLIO, MICHELLE E & ARTHUR J
6741 SW 55 ST
DAVIE FL 33314-6010

ZB 12-1-05, SP 12-6-05, P 12-3-05
RABEN, PETER & TONYA
6751 SW 56 CT
DAVIE FL 33314-7018

ZB 12-1-05, SP 12-6-05, P 12-3-05
RADUCHA,HENRY & CHRISTINE
6600 SW 56TH ST
DAVIE FL 33314-7104

ZB 12-1-05, SP 12-6-05, P 12-3-05
RESIDENTIAL FUNDING COMPANY LLC
4828 LOOP CENETRAL DR
HOUSTON TX 77081-2226

ZB 12-1-05, SP 12-6-05, P 12-3-05
RIDGE,MARY LOU
6840 SW 55 ST
DAVIE FL 33314-6011

ZB 12-1-05, SP 12-6-05, P 12-3-05
RIF,MARCEL & GABRIELA
6280 SW 56 CT
DAVIE FL 33314-7215

ZB 12-1-05, SP 12-6-05, P 12-3-05
RITVO,TIMOTHY & KATHERINE
5600 SW 67 TER
DAVIE FL 33314-7015

ZB 12-1-05, SP 12-6-05, P 12-3-05
ROYAL DAVIE INVESTMENTS LLC
9240 SW 72 ST SUITE 216
MIAMI FL 33173

ZB 12-1-05, SP 12-6-05, P 12-3-05
SAFFRAN,JAMIE & FATIMA
6410 SW 57 ST
DAVIE FL 33314-7106

ZB 12-1-05, SP 12-6-05, P 12-3-05
SANDS,JAMES DAVID & CAROLYN
M
6420 SW 57TH ST
DAVIE FL 33314-7106

ZB 12-1-05, SP 12-6-05, P 12-3-05
SHEEHAN,DANIEL & KATHLEEN
8021 SW 21ST PL
DAVIE FL 33324-5524

ZB 12-1-05, SP 12-6-05, P 12-3-05
SHERMAN,PAUL D & DONNA L
6520 SW 57TH ST
DAVIE FL 33314-7108

ZB 12-1-05, SP 12-6-05, P 12-3-05
SLAUGHTER,CHRISTOPHER V
SLAUGHTER,STEPHANIE S
6500 SW 56 ST
DAVIE FL 33314-7102

ZB 12-1-05, SP 12-6-05, P 12-3-05
SMITH,RICHARD F &
SMITH,BARBARA A
6571 SW 56TH ST
DAVIE FL 33314-7101

ZB 12-1-05, SP 12-6-05, P 12-3-05
SUNSHINE STATE BUILDERS INC
6310 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
SYNFELT,KEN
201 N 46 AVE
HOLLYWOOD FL 33020

ZB 12-1-05, SP 12-6-05, P 12-3-05
TAYLOR AUSTIN LLC
6420 SW 57 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
TEEL,LORRAINE F
6701 SW 58TH CT
DAVIE FL 33314-7006

ZB 12-1-05, SP 12-6-05, P 12-3-05
THOMAS,JOHN M & MOLLY M
6640 SW 57TH ST
DAVIE FL 33314-7133

ZB 12-1-05, SP 12-6-05, P 12-3-05
THOMAS,MARIAMMA
THOMAS,MINI & THOMAS,THOMAS
6530 SW 56 ST
DAVIE FL 33314-7102

ZB 12-1-05, SP 12-6-05, P 12-3-05
THURLING,JOHN H & RAJDEI
6220 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
TINDALL,MATTHEW D &
STEPHANIE
5483 SW 60 AVE
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
TRAVERT,CHRISTIAN & NICOLE
6245 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
TRAVIS,LYNN J &
TRAVIS,BARBARA J
184 TIMBER DR
DAYTON TN 37321

ZB 12-1-05, SP 12-6-05, P 12-3-05
VINCENT,JOHN & JUDY
6185 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
VON MINDEN,RICHARD S & M ANN
6821 SW 55 ST
DAVIE FL 33314-6012

ZB 12-1-05, SP 12-6-05, P 12-3-05
WASSERMAN,ROBERT & CARRIE
6241 SW 56 CT
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
WENNEKAMP,SARAH
6900 SW 57 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
WIEBE,PHILIP J & CAROLINA
6341 SW 56 CT
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
WOJTASIK,GEORGIA D &
WOJTASIK,KIMBERLY J
6305 SW 56 ST
DAVIE FL 33314

ZB 12-1-05, SP 12-6-05, P 12-3-05
WU,TAO LING & YEN LING
5555 SW 61 AVE
DAVIE FL 33314-6102

ZB 12-1-05, SP 12-6-05, P 12-3-05
ZARBAFI,MOHAMMAD & MARY
ANNE
6310 SW 56 ST
DAVIE FL 33314

Exhibit 3 (*Public Participation Notice*)

borges +
associates

Wachovia Financial Center
200 S. Biscayne Blvd., Suite 800
Miami, Florida 33131
305 374 9216 T
305 374 9217 F
www.borgesarchitects.com

MEETING NOTICE

February 9, 2006

Re: Citizen Participation Plan Meeting For: Royal Davie (Single Family Homes)
Project Number: SP12-605

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Royal Davie for a parcel located at 6651 S.W. 64th Avenue Davie Road, Davie Florida 33314. It is a small single-family community with 19 lots, a lake and a curve gate wall. The community was designed with lake, gazebo and recreation wood deck that provide a sense of warmth and unity.

Under a Town of Davie ordinance, the petitioner is required to hold (2) two citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: February 27th, 2006
Time: 6:00 pm.
Location: 4300 SW 55th Avenue,
Davie, Florida 33314
East Side Community Hall

Second Citizen Participation Meeting:

Date: March 6th, 2006
Time: 6:00 pm.
Location: 4300 SW 55th Avenue,
Davie, Florida 33314
East Side Community Hall


Note: Please be advised that if there is no attendance at the first citizen participation meeting, the second meeting may be canceled.

If you wish to submit written comments, please send them to:

Borges + Associates
Att: Reinaldo Borges, AIA
200 S. Biscayne Blvd. Suite 800
Miami, Florida 33131
Phone: 305 374 9216
Fax: 305 374 9217

Also, please be advised that there will be additional opportunities for the public input at the Town of Davie Public Hearings.

Sincerely,



Reinaldo Borges, AIA
Principal

Attachments: Location map and Site Plan.

Exhibit 4 (Public Participation Sign-in Sheets)

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I.

Meeting - Monday (Date) 2.27.06

NAME	ADDRESS	PHONE
Dan & Kathy Sheehan	6621 SW 56 St, Davie	954-321-0181
Dave & Diane Miller	6601 SW 56 St Davie	954-584-1414
Mike & Lou Clemenza	6451 SW 56th Davie	954-791-6048
GARY L. GOLDEN	6521 S.W. 57	954-791-2212
SAM ENGEL	4800 S.W. 64 AVE Davie	954-791-4810

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II

(Date) 3/6/06

NAME	ADDRESS	PHONE
Michael Clemenza	6451 S.W. 56 th Ave	954-791-6045
Sunny North Liddell	5575 S.W. 64 th Ave	954-583-1721
Dave & Diane Miller	6601 S.W. 56 th St	954-584-1414
Patricia North	5575 S.W. 64 th Ave	954-583-1724
Darlene Mastalerz	6551 S.W. 56 th St.	954-587-4838
Dan Sheehan	6621 S.W. 56 th St.	954-321-0128
Reinaldo Borges		
James D. Sands	6420 S.W. 57 th St	954-587-2547
	5651 Davie Rd.	954-587-9737

Exhibit 5 (*Public Correspondence*)



Summit-Questa Montessori School

5451 S.W. 64th Ave. (Davie Road)
Davie, FL 33314

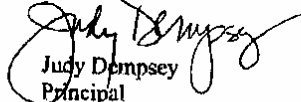
(954) 584-3466
Fax (954) 584-7816

March 6, 2006

To Whom It May Concern:

As principal and president of Summit-Questa Montessori School I would like to express my support for Royal Davie Single Family Homes, our future neighbor. We have been working in conjunction for over a year with them on our future construction plans and they have been mutually supportive to us as well. We appreciate having a company that is willing to sit down with us, listen to our concerns, answer our questions honestly, and come up with mutually agreeable solutions. They have only acted with integrity toward us and we are appreciative. Therefore, we feel Royal Davie Single Family Homes has acted as a good neighbor and should have our full support. If you have any further questions, I would be happy to answer them.

Sincerely yours,


Judy Dempsey
Principal
President

A Montessori Community

Exhibit 6 (*Public Participation Summary/Report*)

borges+
associates

Wachovia Financial Center
200 S. Biscayne Blvd., Suite 800
Miami, Florida 33131
305 374 9216 T
305 374 9217 F
www.borgesarchitects.com

SUMMARY OF PUBLIC PARTICIPATION MEETINGS

March 15, 2006

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: Citizen Participation Plan For: Royal Davie (Single Family Homes)
Project Number: SP12-605

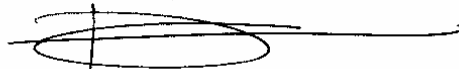
Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, we Borges + Associates advertised and notified all the property owners surrounding the subject property within 1,000 feet to invited them to, two (2) Public Participation Meetings, located at 4300 SW 55th Avenue, Davie, Florida 33314, at East Side Community Hall on February 27th and March 6th, 2006 at 6:00 pm. The following is a summary of the key issue brought up by Town of Davie property owners.

1. Wall height and rear setbacks along South Property line.
2. Electrical utility service and floating issue into site.
3. Distance from edge of water to first home Type "D".
4. Fence detail and maintenance issue. Concrete wall, vegetation or fence elements to separated the view between new houses and neighbor's houses along South property line.

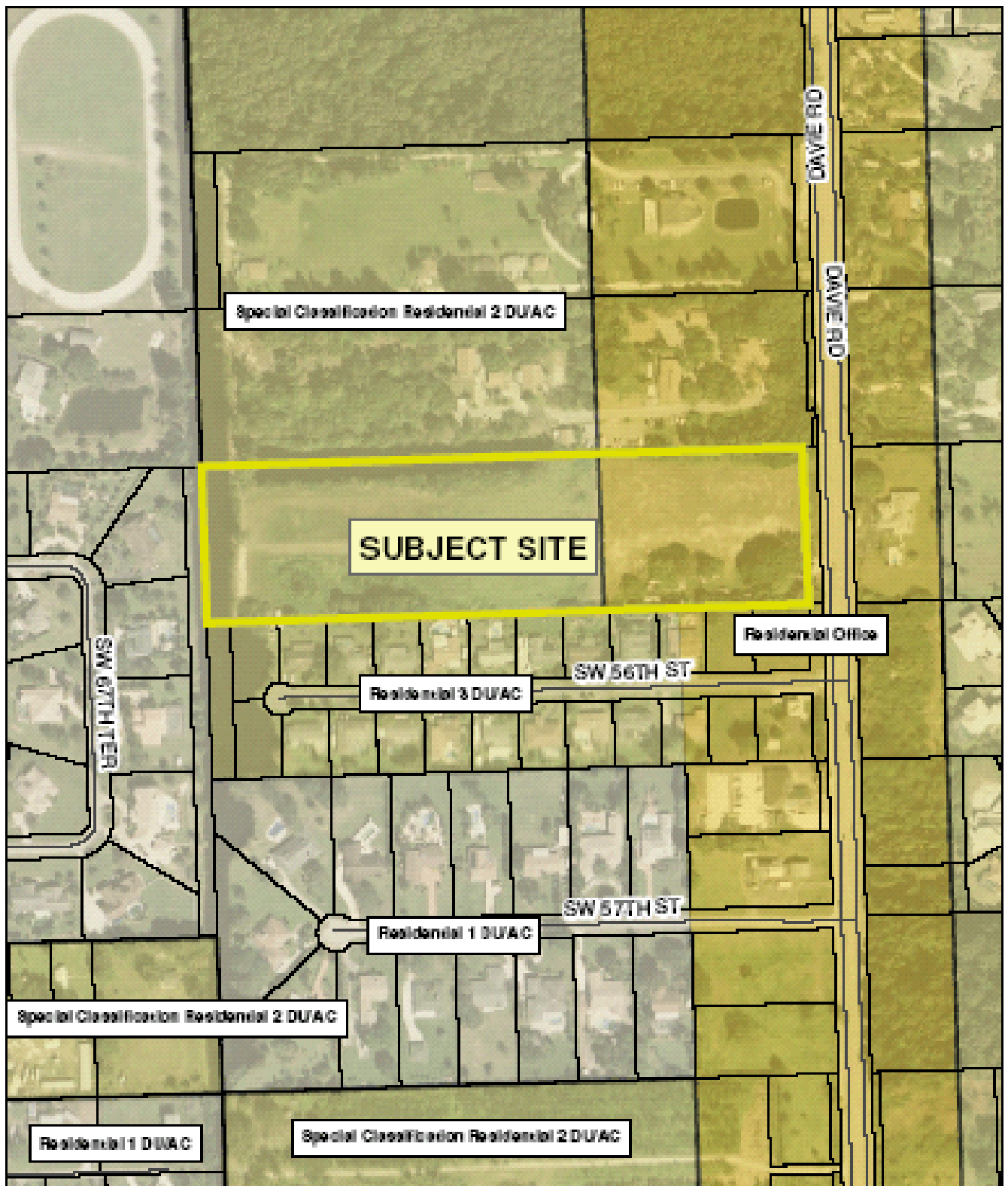
We Borges + Associates hope the above information fulfilled the requirements of Public Participation Ordinance concerning this application process.

Sincerely,



Reinaldo Borges, AIA
Principal

Exhibit 7 (*Future Land Use Map*)



Date Plotted:
12/2004

N



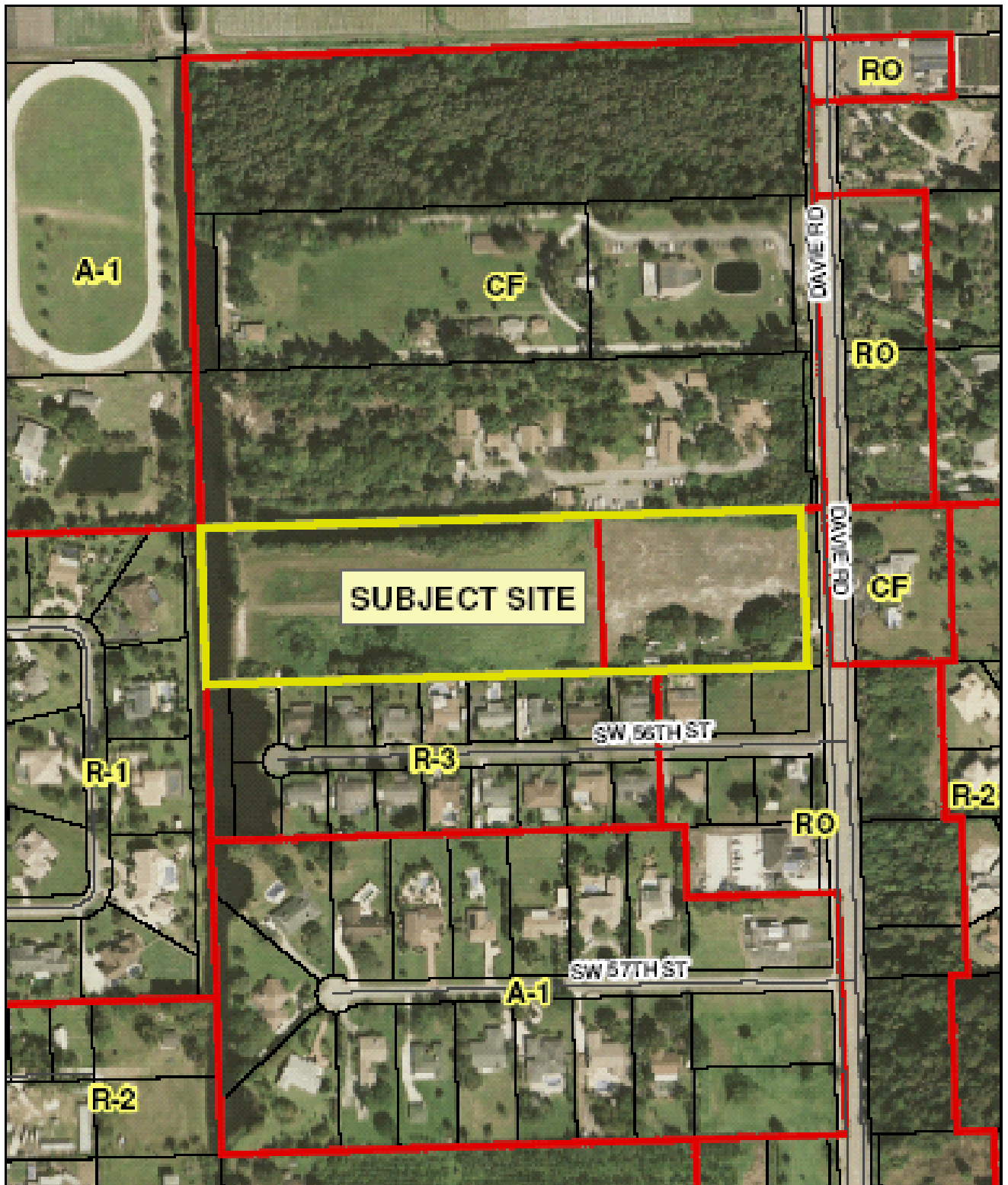
0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

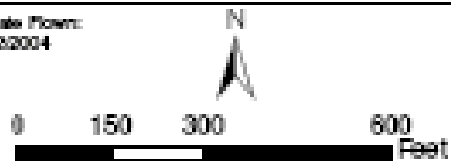
Site Plan
SP 12-6-05
Future Land Use Map

Prepared by: ID
Date Prepared: 3/28/07

Exhibit 8 (*Aerial, Zoning, and Subject Site Map*)



Date Plotted:
12/2004



Prepared by the Town of Davis GIS Division

Site Plan
SP 12-6-05
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 3/28/07

